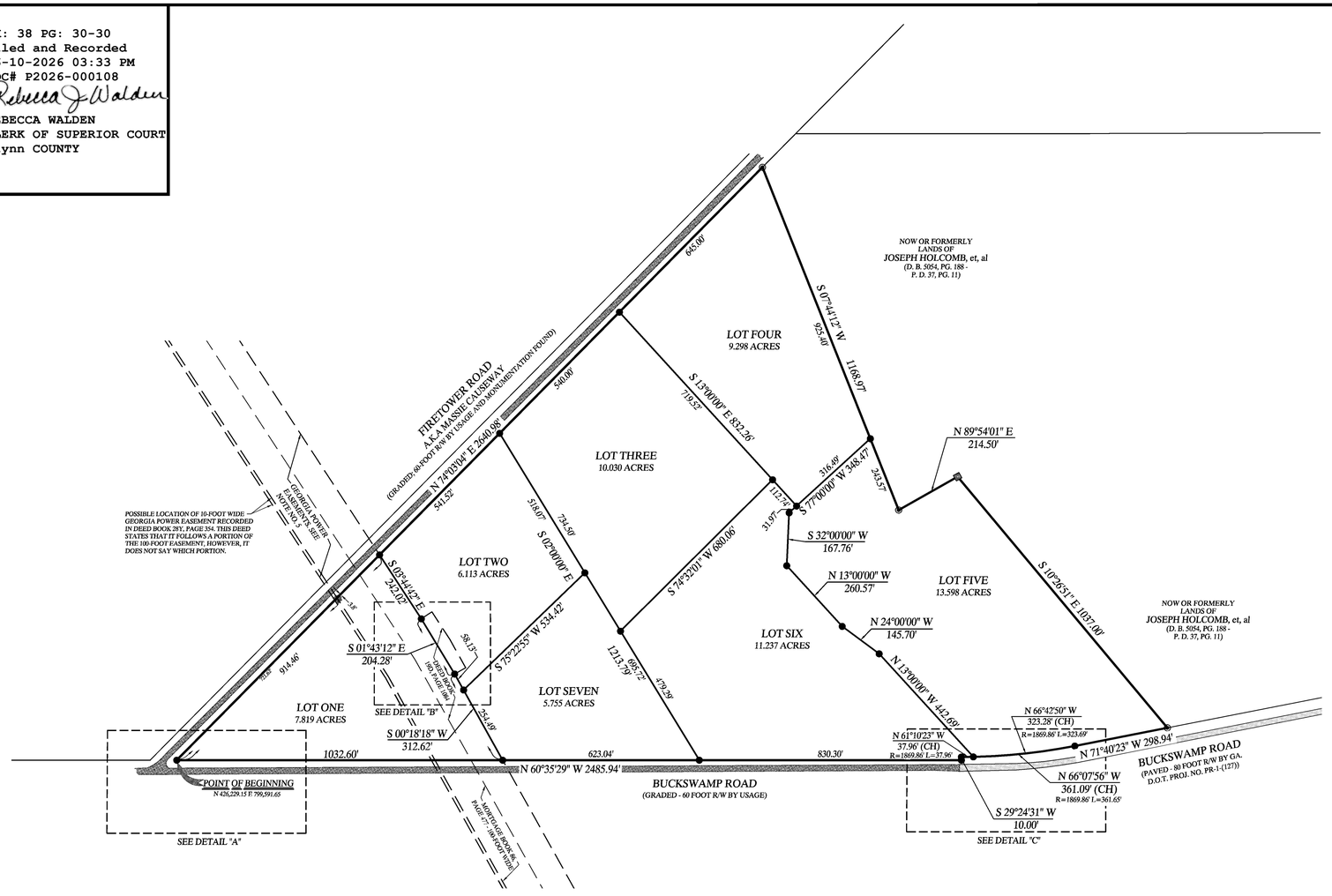
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06-10-2026 03:33 PM
DOC# P2026-000108
Rebecca J Walden
REBECCA WALDEN
CLERK OF SUPERIOR COURT
Glynn COUNTY

MAP TO SHOW SUBDIVISION PLAT OF

A PARCEL OF LAND LYING IN THE EAST QUADRANT OF FIRETOWER ROAD AND BUCK SWAMP ROAD, 27th G.M.D., GLYNN COUNTY, GEORGIA

FOR: O&M TITLE CO.; FIRST AMERICAN TITLE INSURANCE COMPANY AND BUCK SWAMP, LLC



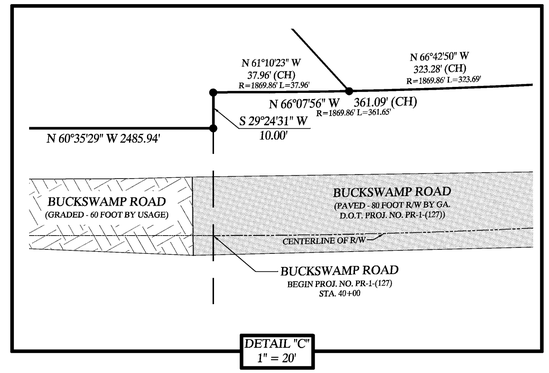
NOTES:

1. BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH-NAD83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE TRIMBLE VRS NETWORK.
2. SEE COUNTY ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.
3. THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.
4. NO ATTEMPT HAS BEEN MADE TO DETERMINE WETLAND AREAS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
5. THE LOCATION OF THE GEORGIA POWER EASEMENTS SHOWN HEREON ARE APPROXIMATE: DUE TO ERRORS IN THE DEED CALLS AND THE LACK OF MONUMENTATION, THE PRECISE LOCATION OF THE EASEMENTS CANNOT BE DETERMINED.
6. THIS PLAT RESERVES TO OWNERS OF THE SUBDIVISION, A 15-FOOT WIDE UTILITY EASEMENT ALONG EACH SIDE OF ALL LOT LINES, FOR A TOTAL WIDTH OF 30 FEET.

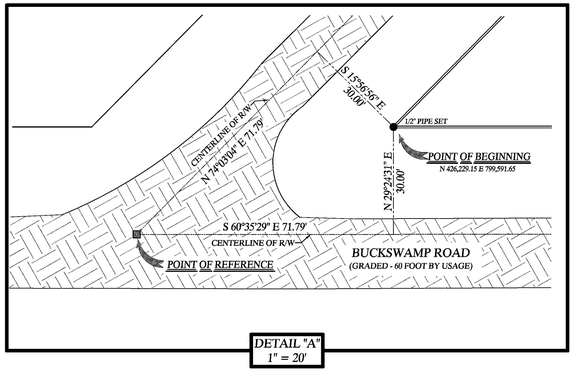
CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE EAST QUADRANT OF FIRETOWER ROAD AND BUCK SWAMP ROAD, 27th G.M.D., GLYNN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT FOUND WHERE THE CENTERLINE OF BUCK SWAMP ROAD (A 60-FOOT RIGHT-OF-WAY BY USAGE) INTERSECTS THE CENTERLINE OF FIRETOWER ROAD (A 60-FOOT RIGHT-OF-WAY BY USAGE) AND RUN NORTH 74°-03'-04" EAST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 71.79 FEET TO A POINT; RUN THENCE SOUTH 15°-56'-56" EAST, PERPENDICULAR TO LAST MENTIONED CENTERLINE, A DISTANCE OF 30.00 FEET TO A ½" PIPE SET (ID# JSI 1244) WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUCK SWAMP ROAD INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FIRETOWER ROAD FOR THE POINT OF BEGINNING, SAID POINT BEING AT GEORGIA EAST ZONE GRID COORDINATE: NORTH 426,229.15 EAST 799,591.65.

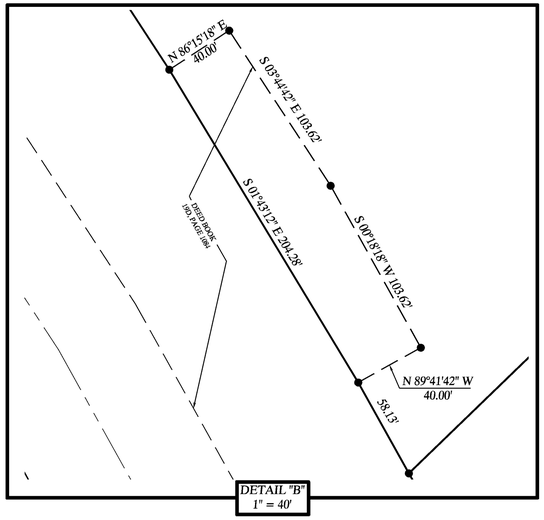
FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN NORTH 74°-03'-04" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2640.98 FEET TO A ½" REBAR FOUND AT THE NORTHWEST CORNER OF NOW OR FORMERLY LANDS OF JOSEPH HOLCOMB, et. al (ACCORDING TO DEED RECORDED IN D. B. 5054, PG. 188 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 07°-44'-12" WEST ALONG THE WESTERLY LINE OF LAST MENTIONED 1168.97 FEET TO A ½" REBAR FOUND; RUN THENCE NORTH 89°-54'-01" EAST ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 214.50 FEET TO A CONCRETE MONUMENT FOUND; RUN THENCE SOUTH 10°-26'-51" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1037.00 FEET TO A ½" REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUCK SWAMP ROAD (AN 80 FOOT RIGHT-OF-WAY BY GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR PROJ. NO. PR-1-(127)); RUN THENCE NORTH 71°-40'-23" WEST, ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 298.94 FEET TO A ½" PIPE SET AT A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION, 361.65 FEET ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1869.86 FEET, A CHORD BEARING AND DISTANCE OF NORTH 66°-07'-56" WEST, FOR 361.09 FEET TO A ½" PIPE SET; RUN THENCE SOUTH 29°-24'-31" WEST ALONG A JOG IN LAST MENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A ½" PIPE SET; RUN THENCE NORTH 60°-35'-29" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUCK SWAMP ROAD (A 60-FOOT RIGHT-OF-WAY BY USAGE), A DISTANCE OF 2485.94 FEET TO THE POINT OF BEGINNING.



DETAIL "C"
1" = 20'



DETAIL "A"
1" = 20'



DETAIL "B"
1" = 40'

CLOSURE STATEMENT:

PROPERTY CORNERS SHOWN HEREON HAVE A POSITIONAL TOLERANCE OF 0.05 FEET

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,565,233 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS: TRIMBLE S5 & SPECTRA SP100 (GPS)

LEGEND:

- 1/2" PIPE, SET
- GEORGIA POWER MONUMENT FOUND
- 4 X 4 CONCRETE MONUMENT FOUND
- AXLE FOUND
- 1/2" REBAR, FOUND

DATE OF PLAT: JUNE 10, 2026
DATE OF FIELD SURVEY: JUNE 08, 2026

200' 100' 0' 100' 200' 400'
GRAPHIC SCALE: 1" = 200'

GEORGIA REGISTERED No. 2804 LAND SURVEYOR PHILLIP JACKSON

PHILLIP JACKSON
GA. REGISTERED SURVEYOR No. 2804

SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JACKSON SURVEYING, INC.
Surveyors and Land Planners
LSF001244
207 ROSE DRIVE
BRUNSWICK, GEORGIA 31520
Ofc. (912) 265-3856
email: info@brunswicksurveyor.com

DWN. BY: P.J. CKD. BY: K.C.J.
DWG. NO.: 01175 12-25

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